

CITY OF MURFREESBORO
HISTORIC ZONING COMMISSION

Regular Meeting August 15, 2023
3:30 PM, Council Chambers, City Hall

- I. Call to Order and determination of a quorum
- II. Public Comments
- III. Approve Minutes of the Regular Meeting on July 18, 2023
- IV. New Business
 - a. **H-23—009: 500 North Spring Street – United States Department of the Interior, National Park Service**
Comments pertaining to the removal of the Collier-Lane-Crichlow House from the National Register as required by the Certified Local Government program.
 - b. **H-23—010: 331 East Main Street-Jim and Kim Schultz**
Requesting review for new fencing with driveway gate at an existing single-family residence.
- V. Staff Reports and Other Business
- V. Adjourn

**City of Murfreesboro
Historic Zoning Commission
Staff Comments
Regular meeting: August 15, 2023**

New Business:

a. H-23—009: 500 North Spring Street – United States Department of the Interior, National Park Service

Comments pertaining to the removal of the Collier-Lane-Crichlow House from the National Register as required by the Certified Local Government program.



This property is located on the east side of North Spring Street on the northeast corner of North Spring Street and East Bell Street. The vernacular “Southern National” two (2) story single-family house was constructed circa 1850. The property contains approximately 0.43

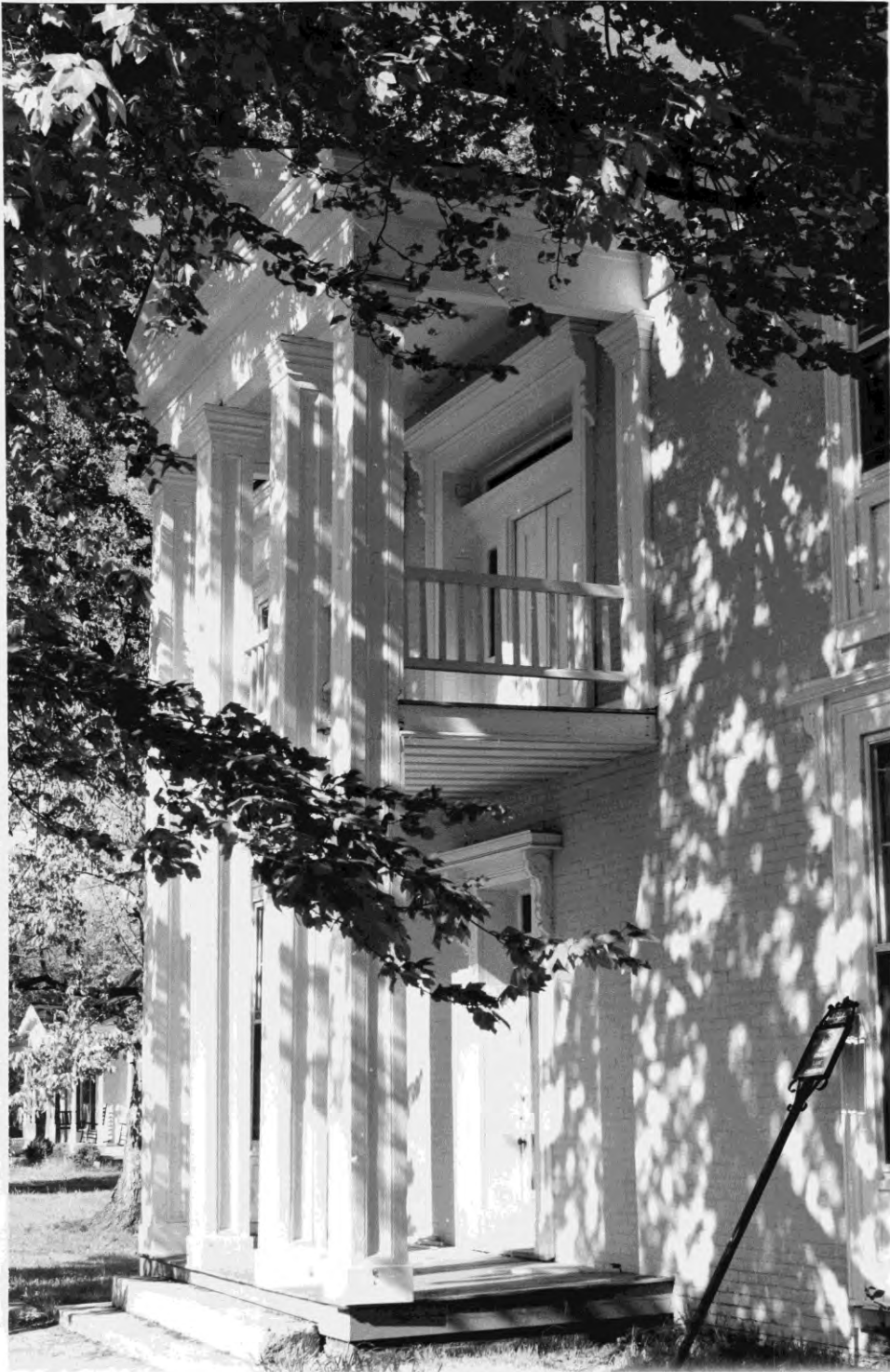
acres and is zoned RM-12 (Residential Multi-Family District 12) and CCO (City Core Overlay) district. It is **not** located in the H-1 (Historic Zoning Overlay District).

All properties to the north, south, east, and west of the subject property are zoned RM-12 (Residential Multi-Family District 12). This property, also known locally as the “House of Mayors” due to its association with multiple local mayors, was listed in the National Register of Historic Places on August 23, 1978, for its significance in Architecture, Education, and Politics/Government. The property displayed elements of the Georgian, Federal, and Greek Revival styles and other features which were decidedly Victorian in character. It was determined to be a stylistically transitional building and an important part of the architectural heritage of Murfreesboro.

The structure was demolished in January 2023 due to its advanced stage of deterioration and its inability to be habitable. In accordance with the National Historic Preservation Act, the Certified Local Government will submit a report to the State Historic Preservation Office regarding the eligibility of the above-mentioned property when it is up for removal from the National Register. The Tennessee Historic Commission’s State Review Board is scheduled to meet on September 20, 2023, to remove the Collier-Lane-Crichlow House from the National Register. As a result of the demolition, the house has lost the architectural qualities for which it was listed and no longer retains the integrity of design, materials, workmanship and feeling. The architectural qualities are what the State Review board will be acting upon at their September meeting.

Pictures of the home as it existed in days gone by and in its state of disrepair prior to demolition are included in the agenda materials.

As part of the Certified Local Government program requirements the Historic Zoning Commission (HZC) is required to discuss this delisting and staff is to provide the HZC’s comments back to the State Review Board about said delisting. Staff included with your agenda materials information from the State Historic Preservation Office pertaining to the Certified Local Government, National Register process. Assistant City Attorney Roman Hankins will be present at the meeting in order to guide the Commission through this delisting process.









United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Collier-Lane-Crichlow House
Name of Property
Rutherford County, Tennessee
County and State
78002629
NR Reference Number

Request for Removal

State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ additional documentation ___ move X removal
___ name change (additional documentation) ___ other

meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

Signature of Certifying Official/Title:

Date of Action

Holly Barnett, Deputy State Historic Preservation Officer

National Park Service Certification

I hereby certify that this property is:

- ___ entered in the National Register
- ___ determined eligible for the National Register
- ___ determined not eligible for the National Register
- ___ removed from the National Register
- ___ additional documentation accepted
- ___ other (explain:) _____

Signature of the Keeper

Date

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Collier-Lane-Crichlow House
Name of Property
Rutherford County, Tennessee
County and State
78002629
NR Reference Number

Justification for Removal

The Collier-Lane-Crichlow House was listed in the National Register of Historic Places on August 23, 1978 for its significance in Architecture, Education, and Politics/Government. It was known locally as the “House of Mayors” due to its association with multiple local mayors. In January 2023 the house was demolished, reportedly for the lot to be used for multiple new homes.¹ Due to its demolition, the Collier-Lane-Crichlow House has lost the characteristics for which it was listed and should be removed from the National Register of Historic Places.

Supporting Documentation



Figure 1: Demolition of the Collier-Lane-Crichlow House. From WGNSRadio, <https://www.wgnradio.com/article/78752/the-house-of-mayors-has-left-the-city>.

¹ Forrest Sanders, “Historic ‘House of Mayors’ scheduled for demolition in Murfreesboro,” NewsChannel 5, January 4, 2023, accessed July 20, 2023, <https://www.newschannel5.com/news/historic-house-of-mayors-scheduled-for-demolition-in-murfreesboro>; “The “House of Mayors” has left the city!,” WGNSRadio, January 4, 2023, accessed July 20, 2023, <https://www.wgnradio.com/article/78752/the-house-of-mayors-has-left-the-city>.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Collier-Lane-Crichlow House

Name of Property

Rutherford County, Tennessee

County and State

78002629

NR Reference Number



Figure 2: Demolition of the Collier-Lane-Crichlow House. From WGNSRadio, <https://www.wgnsradio.com/article/78752/the-house-of-mayors-has-left-the-city>.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Collier-Lane-Crichlow House

Name of Property

Rutherford County, Tennessee

County and State

78002629

NR Reference Number



Figure 3: Collier-Lane-Crichlow House's Vacant Lot, April 29, 2023. Courtesy of Google Earth

CERTIFIED LOCAL GOVERNMENT NATIONAL REGISTER REVIEW

CLG: Murfreesboro
PROPERTY: Collier-Lane-Crichlow House
ADDRESS: 500 N. Spring Street

HISTORIC PRESERVATION COMMISSION EVALUATION

NAME OF COMMISSION:
DATE OF MEETING:
HOW WAS THE PUBLIC NOTIFIED OF THE MEETING?
 ELIGIBLE FOR THE NATIONAL REGISTER
 NOT ELIGIBLE FOR THE NATIONAL REGISTER

REASONS FOR ELIGIBILITY OR NON-ELIGIBILITY:

SIGNATURE:
TITLE:

DATE:

THC STAFF EVALUATION

ELIGIBLE FOR THE NATIONAL REGISTER
 NOT ELIGIBLE FOR THE NATIONAL REGISTER

REASONS FOR ELIGIBILITY OR NON-ELIGIBILITY:

The Collier-Lane-Crichlow House was listed in the National Register of Historic Places on August 23, 1978, for its significance in Architecture, Education, and Politics/Government. It was known locally as the "House of Mayors" due to its association with multiple local mayors. In January 2023 the house was demolished. Due to its demolition, the Collier-Lane-Crichlow House has lost the characteristics for which it was listed and should be removed from the National Register of Historic Places.

SIGNATURE:



TITLE: Historic Preservation & National Register Specialist

DATE: July 20, 2023

PLEASE COMPLETE THIS FORM AND RETURN BEFORE: September 19, 2023

RETURN FORM TO:

REBECCA SCHMITT
TENNESSEE HISTORICAL COMMISSION
2941 LEBANON PIKE
NASHVILLE, TENNESSEE 37214
REBECCA.SCHMITT@TN.GOV

**City of Murfreesboro
Historic Zoning Commission
Staff Comments
Regular meeting: August 15, 2023**

New Business:

H-23—010: 331 East Main Street-Jim and Kim Schultz

Requesting review for new fencing with driveway gate at an existing single-family residence.



This property is located on the north side of East Main Street a few lots to the east of the intersection of North/South Academy Street. The brick Queen Anne style two (2) story single-family house was constructed circa 1895. The property contains approximately 0.37 acres and is zoned RS-10 (Single-Family Residential District 10) and H-1 (Historic Zoning Overlay District). It is also located in the CCO (City Core Overlay) district.

The property to the north is zoned RS-8 (Single-Family Residential District 8), the property to the south is zoned RS-15 (Single-Family Residential District 15), property adjacent to the west of the subject property is Junior's Foodland and is zoned CH (Commercial Highway) and properties to the east are zoned RS-10 (Single-Family Residential District 10). All surrounding properties are also in the CCO and the H-1 (Historic Zoning Overlay District) The applicant proposes to install 6' or 8' wooden privacy fencing along the west property line from the house to the sidewalk, between their property and Junior's Foodland. The applicant also proposes a wooden privacy driveway gate.

The fence and gate will be visible from the right-of-way of East Main Street. The style of wood gates and fencing the applicant wishes to erect is included in the application materials. There are several similar fences on properties located within the Historic Zoning District. The design guidelines for the historic district state that "fences may be added to a lot if they are similar material to other fences in the vicinity, and if they are constructed so as to not disrupt the visual harmony of the front area of the lots."

Pictures of the home as it exists today, as well as some product material specifications are included in the agenda materials.

The applicant will attend the meeting in order to answer any questions the Commission may have regarding the requests.



Creating a better quality of life

HZC Application Fees	
Certificate of Appropriateness	
HZC Application (Goes to Meeting)	\$150.00
HZC Application (Admin Approval)	\$ 75.00

To initiate a Historic Zoning Commission Application, an applicant must submit the following:

1. A completed HZC Application Certificate of Appropriateness (below).
2. A non-refundable application fee (prices listed above).
3. Meet with HZC Planner about application.

To be completed by applicant:

Date: 1 Aug 2023

Owner: Jim or Kim Schultz

Owner's Address: 331 E Main St Phone: 615-406-8873

Address of Property (if different than above) email - gikimmie@gmail.com

Current Use: Home

Describe property / structure (e.g. architectural style, date of construction, condition of structure, history of structure, if known, etc.)

New owner seeking side gate on right side/driveway to keep animals safe. Historic Bell Home next to JR's commercial store & parking lot - on East Main St

Is this a "contributing" structure? Yes No

Is the property or structure listed on the National Register of Historic Places? Yes No

Check proposed action(s):

Alteration Addition Demolition New Construction

Exterior Repairs / Maintenance (No Appearance Changes)

Description of the work to be performed on the property:

Privacy fence between our home & JR's parking lot. From side walk up to home on left side to keep home safe from "cutthroughs", trash, & vehicles. Would propose a 6-8' fence from Tn Fence Works. Since I have moved in our new home, we have had several people cut-through our yard to get to the grocery store and the next street over; I have had homeless on my porch next to my side & front door - I,

pick up large amounts of trash a other items from the commercial property. Others use the area to dump debri next to the road. We will not remove any of the tree lines. Automobiles are parked too close to side of home - I don't feel as safe.

Provide: Photographs, scaled drawings of the plans, elevations and materials to assist the Commission in deciding

Architect: _____

Address: _____ Phone: _____

Contractor: _____

Address: _____ Phone: _____

Is there an application relevant to this property and the subject of modifications or improvements pending or contemplated before the Board of Zoning Appeals, Planning Commission or City Council?

Yes No

If yes, please specify: _____

Who will represent the owner at the Historic Zoning Commission meeting?

Note: The representative needs to be present at the meeting to answer questions and should have the authority to commit the owner to make changes suggested or required by the Historic Zoning Commission.

Name: Kim + Jim Schultz Phone: 615 406 8873

Address: 331 E Mainstreet

Title or Relationship to Owner: Owners

Information:

There will be two inspections **prior** to completion of the Certificate of Appropriateness. One near midway of the project and one at the completion of the project. Call 615-893-6441 at least two working days prior to each the inspection. Upon completing the project, according to the application, the owner will receive a copy of the Certificate of Appropriateness in the mail.

Please complete these forms and submit them to the Planning Department by 3:00 p.m. on the submittal date indicated on the HZC yearly calendar.

Approvals for Certificates of Appropriateness allow six months to begin construction. If work has not commenced with that timeframe, the approval will be expired.

SIGNATURE OF OWNER: Kimberly Schuch

SIGNATURE OF AGENT (when applicable): _____

*****For Office Use Only*****

Date received: 8/1/23 Receipt #: 530181 Amt Paid: 150.00 HZC #: 23-H-010

331 East Main Street

Murfreesboro TN

Owners: Kim and Jim Schultz

We are the new homeowners of the Bell Henry Home! The historic home is next to Jr's Grocery Store; there parking lot is awfully close to our side porch steps and entrance to the parlor room. We tend to use this room as a guest suite. We are seeking to two request to be approved on 15 August 2023. One item, is a wooden side gate across our driveway. The other is a 6-8' privacy fence from our home to the sidewalk area.

The first request, is to add a wooden side gate across our driveway is to keep the home secure as well as our 3 dogs from the busy road. They are not use to city life and I would hate for them to get hurt. The gate will go from our home to the side of our neighbor's brick fence. The neighbor stated he did not have any issue with this request, as well, he stated that his fence is in fact on the property line. We are seeking to put in a side gate on the right side across the driveway to keep our pets safe from the busy road. This will also keep our garage/barn from being noticed and secure as much as possible from the road. The gate will be made of wood, in Victorian era to keep it historical as possible. I have sent examples to be approved.

The second request is to add a 6-8' wooden privacy fence across the left side of our yard. This privacy fence will be along the tree/bush line (in front of it, with no tree/bush removal). We are in the historic area but next to Jr's grocery store and its parking lot. We are asking for the fence to go from the house all the way up to reaching the first side of the sidewalk. Attached are photo's that show this request will not impede any visual needs of drivers or walkers in the area. (One photo shows the parking lot, the sidewalk, and the easement; the other with a car leaving Jr's and turning left past our home).

The reason for this request is the uneasy and unsafe feeling after moving in our new home. As well as the safety of my grandchildren as they often will visit me. Since I have moved in our home, I have noticed many people that use my yard as a "pass through" to get to Jr's, the back of Jr's, meeting others at the parking lot; or to get to the other street behind us. There's actually a worn path between my side steps to my porch and across to the parking lot of Jr's; often leaving trash and other debris behind. As well, the vehicles that park at Jr's on the side are almost 5 feet from my side porch not leaving enough of a barrier between my home and the commercial property. I have also on one occasion noticed homeless citizens coming through my yard, looking around as they go through the back area of the grocery store. I have caught one homeless man using my porch one afternoon his resting spot. On a weekly basis find trash where others have done the same thing. It bothers me so much that I do not feel safe with my door right there to my house as others travel back and forth through my yard. I have left my dog cage on that side of my porch to try to deter this from happening. Others use the front of my lot (between Jr's and our home) to dump old tree, bush, grass clippings for the city to pick up—this is not even an area where they are allowed to pick up due to the telephone poles etc that are located near the road.

The fence we are requesting will be completed by The Fence Works; I have selected 2 different types of wooden fence designs; both fences are within the Victorian Era so I believe it will complement the area. I plan to grow nice roses along the fence line on my side—in keeping with the historical info I have collected and read on the Bell Home. Currently, the flowers that are growing closer to my side porch and step area before you get to the parking lot “cut through” have been stepped and trampled on. The grass is almost nonexistent as well. You will see many footprints going through that area though.

Both of us our 33+ year military veterans and have a heightened awareness of what goes on around us, which is a blessing and a curse. We would feel much safer if our request was approved. Thank you.

Kimberly and James Schultz



331 East Main Street





345 East Main Street

OODLAND



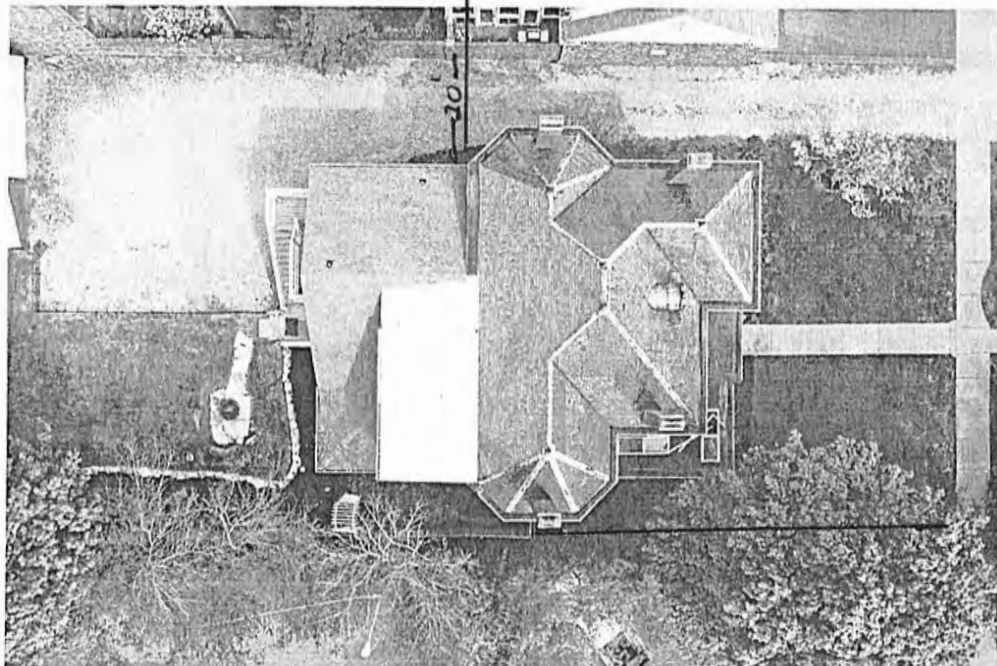
323 East Main Street





332 East Main Street

(Sheet: 3,000) (4 beds, 4 baths, 4,152 Square Feet)

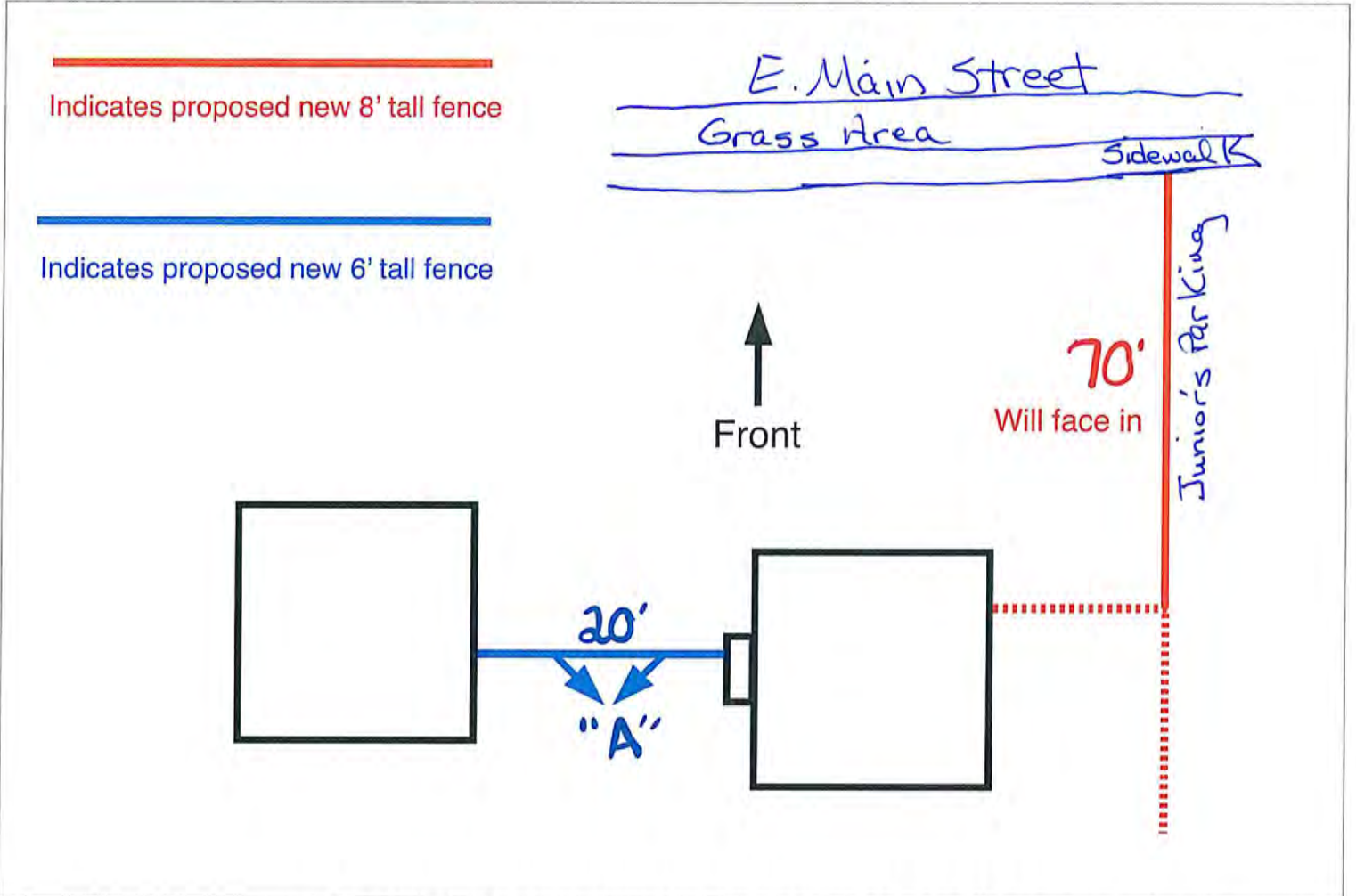


Proposed
Gate

20

Proposed
Privacy
Fence
no.

Name Jim Schultz Phone 615-406-8873
 Address 331 East Main Street City/St/Zip Murfreesboro, TN 37130
 Email: sgtjim4107@gmail.com Subdivision: N/A



6' & 8' tall Treated Pine Board on Board Privacy Fence

Fence Details and add-ons. (Circle to accept if you wish to add, will be excluded if not circled)

Please circle each answer.

Option	Cost	Description	Yes / No
Runner Screws	\$45	Add runner screws instead of nails for 2x4 runners.	Yes / No
Metal Frames	\$350	Add metal frames instead of 2x4's for gates. (Normal)	Yes / No
Operator Set Up	\$1,511	Set up gate for operator. Includes metal post and heavy frames	Yes / No

Gate details

Crew Notes

"A" Gate - 12ft Double Gate	Fence will attach to the brick of the house.
"B" Gate -	Does Not include automation...only the stronger gate and post.
"C" Gate -	20ft section between the houses is 6ft tall
"D" Gate -	

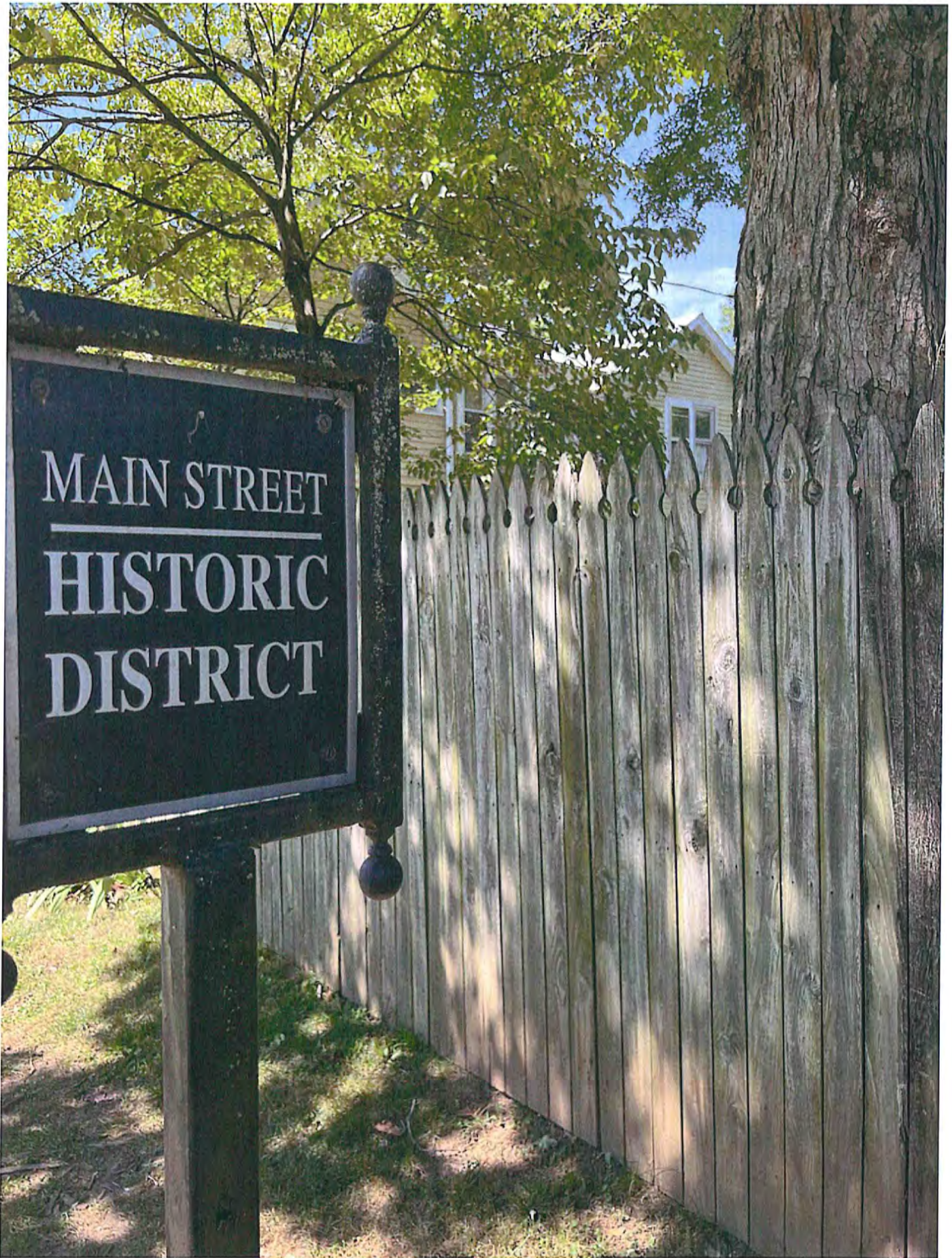
I approve of the above drawing and understand that any changes to the footage, layout or gates could result in additional charges on my final balance owed.

Homeowner Signature

Date



TRUE BLUE
MTSU



Proposed privacy fence #1



127 of 203



Proposed
Privacy Fence
#2

Fenceworks of Middle Tennessee

Jan 24 · 🌐

Message Fenceworks of Middle T...

Like

Comment

Share



120 of 165



Gate style

Fenceworks of Middle Tennessee at McKays Mill Franklin TN

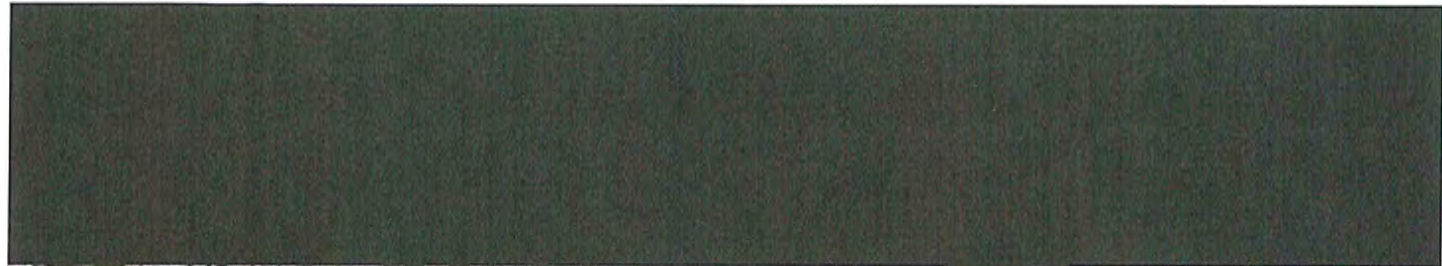
Feb 1 • 🌐

Message Fenceworks of Middle T...

Like

Comment

Share





Customer
leaving JR's
parking lot.
* Ample easement +
line of sight

MINUTES
OF THE CITY OF MURFREESBORO
HISTORIC ZONING COMMISSION
City Hall, 111 W. Vine Street, Council Chambers

July 18, 2023 3:30PM

Members Present:

Jeff Davis, Vice-Chair

Gib Backlund

David Becker

Deborah Belcher

Chase Salas

Jim Thompson

Marimae White

Members Absent:

Bill Jakes, Chair

Linda Anderson

Staff Present:

Matthew Blomeley, Assistant Planning Director

Amelia Kerr, Planner

Roman Hankins, Assistant City Attorney

Ashley Fulghum, Recording Assistant

1. Call to Order and Determination of a Quorum:

Ms. Amelia Kerr called the meeting to order and determined that a quorum was present.

2. Public Comments:

Ms. Kerr explained the newly introduced Public Comments section.

3. Election of Officers for 2023-2024:

Mr. Jim Thompson motioned to nominate Mr. Bill Jakes as Chair; the motion was seconded by Mr. Chase Salas and was carried by the following vote:

Aye: Gib Backlund

David Becker

Deborah Belcher

MURFREESBORO HISTORIC ZONING COMMISSION MINUTES

July 18, 2023

Vice-Chair Jeff Davis

Chase Salas

Jim Thompson

Marimae White

Nay:

None

Mr. Jim Thompson motioned to nominate Mr. Jeff Davis as Vice-Chair; the motion was seconded by Mr. Gib Backlund and was carried by the following vote:

Aye: Gib Backlund

David Becker

Deborah Belcher

Chase Salas

Jim Thompson

Marimae White

Nay:

None

Abstain:

Vice-Chair Jeff Davis

4. Consideration of Minutes:

Mr. David Becker moved to approve the minutes of the March 21, 2023 Historic Zoning Commission meeting as submitted; the motion was seconded by Mr. Chase Salas and was carried by the following vote:

Aye: Gib Backlund

David Becker

Deborah Belcher

Vice-Chair Jeff Davis

Chase Salas

Jim Thompson

Marimae White

MURFREESBORO HISTORIC ZONING COMMISSION MINUTES

July 18, 2023

Nay:

None

5. New Business:

a. Application [H-23-008] 137 Cherry Lane, John & Peggy Taylor requesting review for driveway gate with fencing and shutters at an existing single-family residence.

Ms. Kerr presented the Staff Comments regarding this item, a copy of which is maintained in the permanent files of the Planning Department and is incorporated into these minutes by reference.

The applicants' representative, Mr. James Taylor, was present to answer questions.

1. Driveway Gate with Fencing

Mr. Jim Thompson inquired about the style of the gate and if it would be electrified. Mr. Taylor responded that it would not be electrified at this time.

Mr. Becker asked what the existing fence on the south of the property was made of. Mr. Taylor replied that it is chain link.

Vice-Chair Davis inquired about the location of the gate in relation to the house. Mr. Taylor responded that it will be to the right.

Mr. Thompson inquired about the height of the fence. Mr. Taylor responded that it will be 4-4 1/2 feet tall. Mr. Chase Salas asked if the height of the new fence would match the existing fence. Mr. Taylor responded that the current fence is 4 feet tall, and the new fence would match.

The Commission, Staff and applicant discussed the existing fence.

Mr. Backlund moved to approve the request. The motion was seconded by Ms. Deborah Belcher and carried by the following vote:

Aye: Gib Backlund

David Becker

Deborah Belcher

Vice-Chair Jeff Davis

Chase Salas

Jim Thompson

Marimae White

MURFREESBORO HISTORIC ZONING COMMISSION MINUTES

July 18, 2023

Nay:

None

2. Shutters

Mr. Thompson asked when the home was purchased. Mr. Taylor responded 2012. Mr. Thompson inquired if the shutters were on the home at that time. Mr. Taylor confirmed that they were.

Mr. Thompson inquired if the applicant received permission to remove the shutters. Mr. Taylor responded that he did not.

Mr. Thompson asked the applicant to describe the brick damage. Mr. Taylor replied that there are white scuffs where the shutters were. Mr. Thompson inquired if the home had been power washed. Mr. Taylor stated that it had been.

Mr. Thompson stated that the style of the home did not typically have shutters.

The Commission, Staff and Mr. Taylor discussed the material, size and operability of the proposed shutters. The Commission further reiterated that shutters are not a typical feature of a Tudor style home.

Vice-Chair Davis asked the applicant if an acid wash could be done. Mr. Taylor responded that the home has been acid and pressure washed.

The Commission, Staff and the applicant discussed deferring the request for one year to give the brick time to weather. Mr. Thompson clarified that if the request gets deferred, it could still be denied when it comes back before the Commission. Mr. Taylor confirmed that he understands.

Ms. Belcher moved to defer the request for one year. The motion was seconded by Mr. David Becker and carried by the following vote:

Aye: Gib Backlund

David Becker

Deborah Belcher

Vice-Chair Jeff Davis

Chase Salas

Jim Thompson

MURFREESBORO HISTORIC ZONING COMMISSION MINUTES

July 18, 2023

Marimae White

Nay:

None

6. Staff Reports and Other Business

Ms. Kerr updated the Commission on the Historical District Study performed by Mr. Robert Lewis. There are many homes in the district that are now contributing structures. A boundary extension has not been proposed at this time.

7. Adjourn

Mr. Becker motioned to adjourn the meeting; the motion was seconded by Mr. Thompson and was carried by the following vote:

Aye: Gib Backlund

David Becker

Deborah Belcher

Vice-Chair Jeff Davis

Chase Salas

Jim Thompson

Marimae White

Nay:

None

CHAIRMAN OR VICE-CHAIRMAN

SECRETARY